

WESTSIDE

VANCOUVER'S MONTHLY RESIDENTIAL REAL ESTATE ANALYSIS

JUL & AUG 2017

Detached

August New Listings: **193**

6%

INCREASE
vs. Aug 2016

AVERAGE
Days on Market

37

6% INCREASE
vs. Jul 2017

SHAUGHNESSY
HPI BENCHMARK PRICE:

\$6,154,500

1.8% INCREASE vs. Aug 2016
PRICES ARE INCREASING

Townhome

August New Listings: **63**

15%

INCREASE
vs. Aug 2016

AVERAGE
Days on Market

16

20% DECREASE
vs. Jul 2017

AVERAGE SOLD PRICE

\$999 Per Sq.Ft.

6%

INCREASE
vs. Aug 2016

Condos

August New Listings: **465**

12%

DECREASE
vs. Aug 2016

178

New Listings for
\$750,000
or **LESS** in Aug 2017.

1 Bed / 1 Bath Median Sold
Price Per Sq.Ft.

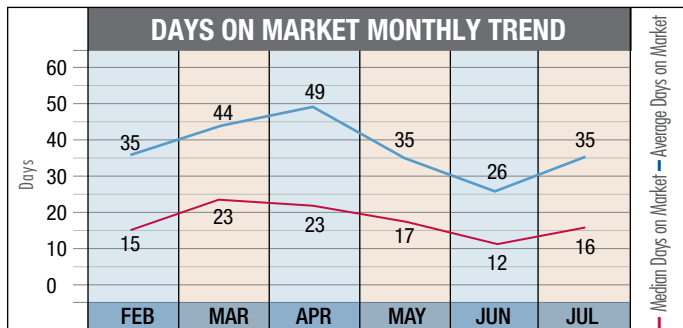
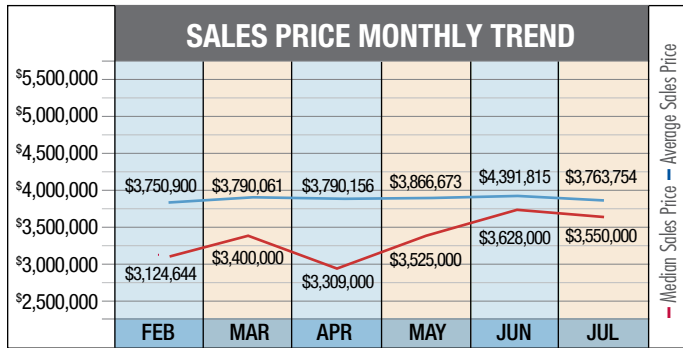
\$1067

13%

INCREASE
since Jul 2016

JULY - SINGLE FAMILY DETACHED HOMES

THE REAL WESTSIDE RESULTS: JULY 2017



Month	2016	2017	CHANGE
February	247	90	-63.6%
March	212	101	-52.4%
April	222	140	-36.9%
May	192	163	-15.1%
June	149	99	-33.6%
July	85	49	-42.4%
Totals	1,107	642	-42.0%

Price Segment (\$)	New Listings Added	Unit Sales	Sales-to-New-Listings Ratio
0 - 2,000,000	5	1	20%
2,000,001 - 2,250,000	5	4	80%
2,250,001 - 2,500,000	6	3	50%
2,500,001 - 2,750,000	15	5	33%
2,750,001 - 3,000,000	13	4	31%
3,000,001 - 3,250,000	11	3	27%
3,250,001 - 3,500,000	17	4	24%
3,500,001 - 3,750,000	17	4	24%
3,750,001 - 4,000,000	23	3	13%
4,000,001 - 4,500,000	28	8	29%
4,500,001 - 5,000,000	31	6	19%
5,000,001 - 6,000,000	17	2	12%
6,000,001 - 7,000,000	17	0	0%
7,000,001 - 8,000,000	9	0	0%
8,000,000 - 10,000,000	12	1	8%
10,000,001+	13	1	8%
Totals	239	49	21%

THE REAL NEIGHBOURHOOD RESULTS: JULY 2017

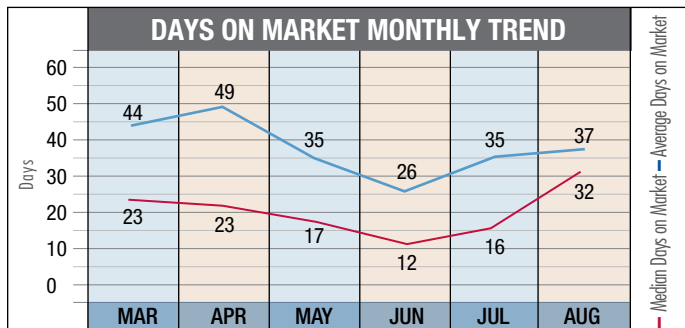
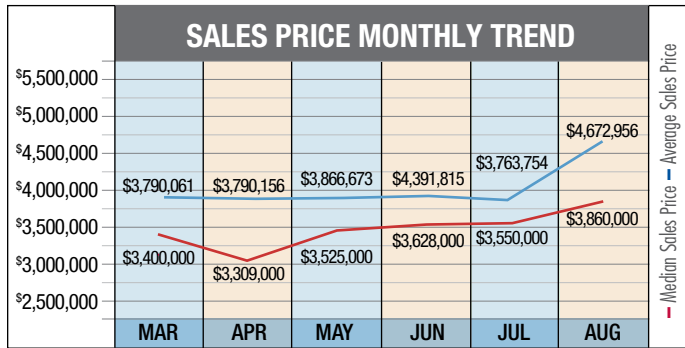
MLS® Neighbourhood	Unit Sales	HPI Benchmark Price	BENCHMARK PRICE CHANGE (%)	
			1 Month	3 Months
Arbutus	4	\$4,042,300	2.87	2.41
Cambie	4	\$2,709,000	3.97	9.74
Dunbar	7	\$3,209,200	1.44	6.80
Kerrisdale	5	\$3,600,400	-1.10	5.48
Kitsilano	7	\$2,580,700	2.45	3.77
MacKenzie Heights	4	\$3,885,100	-0.57	5.11
Marpole	1	\$2,384,200	0.21	3.81
Mount Pleasant (W)	0	\$2,500,800	4.10	18.06
Oakridge	5	\$3,373,300	3.92	9.74
Point Grey	2	\$3,907,900	-1.44	5.33
Quilchena	1	\$4,138,400	2.54	-0.57
S.W. Marine	1	\$3,395,400	-0.58	2.27
Shaughnessy	0	\$6,175,500	3.02	8.98
South Cambie	2	\$3,874,100	1.72	6.77
South Granville	3	\$4,622,900	0.25	-1.07
Southlands	1	\$3,686,100	-1.60	4.17
University	2	\$6,435,900	-1.54	7.38
Combined Total	49	\$3,666,200	1.07	4.88

FAITH'S KEY INSIGHTS:

- We expected lower Westside detached house sales in July, since the summer normally sees a seasonal slowdown, but what happened this year went beyond the norm. Just 49 houses sold on the Westside in July, down 42.4% from July 2016 and matching the level in December 2016, which was the lowest sales month last year. So what is happening? We think it is a combination of factors, not the least of which is price fatigue. At a benchmark price of \$3.66 million, nearly 5% higher than three months ago, Westside detached houses are now at the highest level in history. That takes some getting used to.
- We are actually seeing some "price corrections" on a few West Side detached listings. This, we believe, is an indication not of peaking prices but of poor decisions. Sometimes sellers and their agents list a house higher than its true market value and are then forced to lower it due to buyer resistance. This is time wasting and frustrating for sellers. Faith Wilson Group is recognized for setting accurate list prices: the correct market value that attracts quicker sales for a satisfied seller. In fact, industry statistics confirm our team sells West Side houses faster and for higher prices than the industry norm.
- With 239 new listings for detached houses in July, the slow sales resulted in a sales-to-new-listing ratio of just 21%. This is firmly in buyer's market territory and we urge buyers to take advantage, especially those aspiring to purchase a higher-end Westside house. In July 34 detached houses were listed for more than \$7 million but only 2 of them sold. Buyers are reminded that Faith Wilson Group provides the exclusive Peace of Mind Guarantee for Buyers, your assurance of being able to shop and purchase with confidence from an extensive inventory.

AUGUST - SINGLE FAMILY DETACHED HOMES

THE REAL WESTSIDE RESULTS: AUG 2017



	2016	2017	CHANGE
March	212	101	-52.4%
April	222	140	-36.9%
May	192	163	-15.1%
June	149	99	-33.6%
July	85	51	-40%
August	56	45	-19.6%
Totals	916	599	-34.6%

Price Segment (\$)	New Listings Added	Unit Sales	Sales-to-New-Listings Ratio
0 - 2,000,000	5	2	40%
2,000,001 - 2,250,000	2	1	50%
2,250,001 - 2,500,000	7	3	43%
2,500,001 - 2,750,000	3	3	100%
2,750,001 - 3,000,000	23	3	13%
3,000,001 - 3,250,000	5	3	60%
3,250,001 - 3,500,000	14	4	29%
3,500,001 - 3,750,000	8	2	25%
3,750,001 - 4,000,000	19	4	21%
4,000,001 - 4,500,000	17	5	29%
4,500,001 - 5,000,000	23	1	4%
5,000,001 - 6,000,000	20	4	20%
6,000,001 - 7,000,000	19	5	26%
7,000,001 - 8,000,000	13	1	8%
8,000,000 - 10,000,000	8	1	13%
10,000,001+	7	3	43%
Totals	193	45	23%

THE REAL NEIGHBOURHOOD RESULTS: AUG 2017

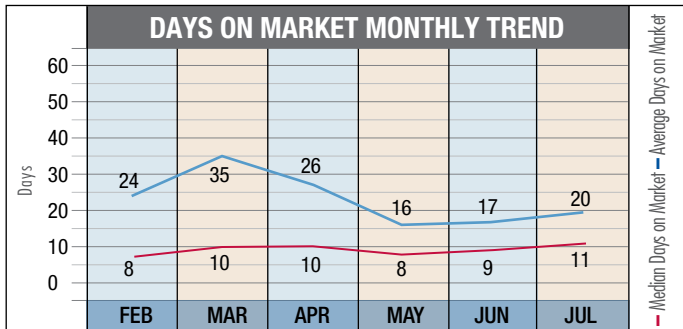
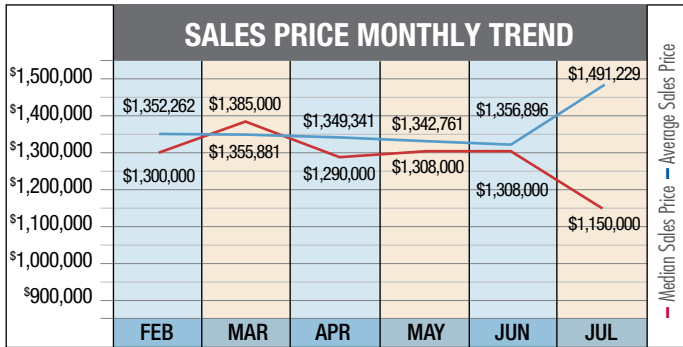
MLS® Neighbourhood	Unit Sales	HPI Benchmark Price	BENCHMARK PRICE CHANGE (%)	
			1 Month	3 Months
Arbutus	3	\$3,993,700	-1.20	1.86
Cambie	2	\$2,681,900	-1.00	4.55
Dunbar	9	\$3,145,600	-1.98	0.69
Kerrisdale	4	\$3,619,900	0.54	2.47
Kitsilano	4	\$2,502,200	-3.04	-2.53
MacKenzie Heights	2	\$3,914,100	0.75	3.30
Marpole	1	\$2,440,400	2.36	4.58
Mount Pleasant (West)	0	\$2,568,900	2.72	16.08
Oakridge	0	\$3,318,500	-1.62	3.99
Point Grey	6	\$3,909,100	0.03	0.97
Quilchena	2	\$4,232,800	2.28	4.28
S.W. Marine	1	\$3,448,300	1.56	1.09
Shaughnessy	3	\$6,154,500	-0.34	5.53
South Cambie	2	\$3,805,800	-1.76	1.66
South Granville	3	\$4,669,600	1.01	-0.58
Southlands	0	\$3,760,400	2.01	3.10
University	1	\$6,408,200	-0.43	1.62
Combined Total	45	\$3,654,500	-0.32	1.85

FAITH'S KEY INSIGHTS:

- Late summer is traditionally a slower time for detached housing sales, but folks there is more happening in the Vancouver market this year than abnormally sunny weather. With just 45 detached sales across the Westside in August – lower than even December of last year – and nearly 20% fewer than in August of last year after the foreign-home buyer tax came in, we are getting the message. It is not a lack of listing. It is not prices. It is the start, we suspect, of a prolonged downturn in Vancouver detached house sales. Act accordingly.
- Westside detached house sellers must use every tool possible to make their listing pop out in a market where only 23% of new listings sold in August. In August there were 107 detached houses on the Westside listed at \$4 million or more. Only 20 of them sold. Of the 40 listed at less than \$3 million, 12 sold. And there is a fairly high inventory, with nearly 200 new listings added to the market in August. It is taking a median of 32 days for a new listings to sell, the longest we have seen in years. Sellers must now hire the best real estate agency possible and look at their property, their marketing system and the true market value to shift their house into the sold category.
- Faith Wilson Group has received the Lifetime Achievement Award from the Vancouver real estate industry for more than 20 years of premier service, ethics and, most important right now, sales performance. Our team is a perennial sales leader on the Westside because we have helped our clients succeed through every possible real estate cycle. And we back it up with the exclusive Peace of Mind Sellers Guarantee to make sure you can act with calm confidence.

JULY - TOWNHOUSES

THE REAL WESTSIDE RESULTS: JULY 2017



Month	2016	2017	CHANGE
February	54	37	-31.5%
March	77	54	-29.9%
April	77	66	-14.3%
May	71	62	-12.7%
June	64	57	-10.9%
July	42	42	0%
Totals	385	318	-17.4%

Price Segment (\$)	New Listings Added	Unit Sales	Sales-to-New-Listings Ratio
0 - 400,000	0	0	0%
400,001 - 500,000	1	1	100%
500,001 - 600,000	1	0	0%
600,001 - 700,000	4	2	50%
700,001 - 800,000	5	4	80%
800,001 - 900,000	3	5	167%
900,001 - 1,000,000	8	5	63%
1,000,001 - 1,100,000	5	5	100%
1,100,001 - 1,200,000	7	5	71%
1,200,001 - 1,300,000	8	1	13%
1,300,001 - 1,400,000	6	1	17%
1,400,001 - 1,500,000	7	3	43%
1,500,001 - 1,750,000	9	4	44%
1,750,001 - 2,000,000	12	1	8%
2,000,001 - 3,000,000	9	2	22%
3,000,000+	6	3	50%
Totals	91	42	46%

THE REAL NEIGHBOURHOOD RESULTS: JULY 2017

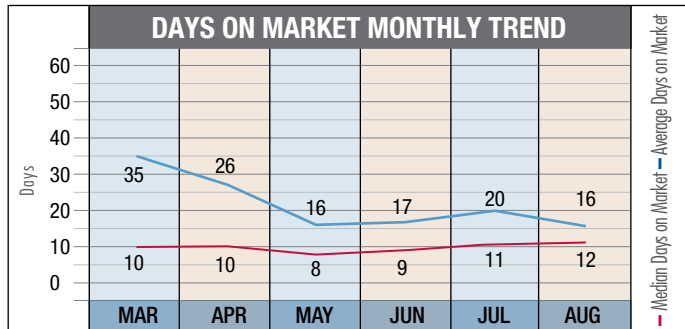
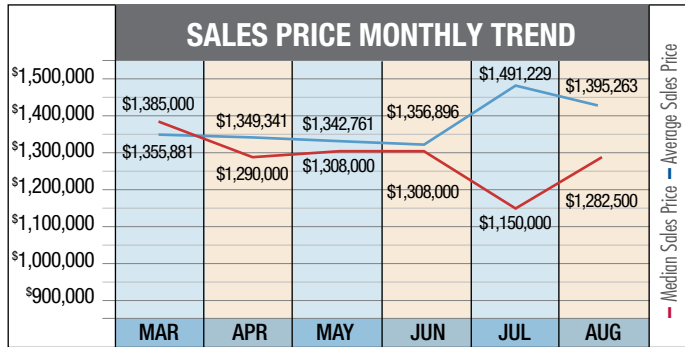
MLS® Neighbourhood	Unit Sales	HPI Benchmark Price	BENCHMARK PRICE CHANGE (%)	
			1 Month	3 Months
Cambie	2	\$1,214,400	4.33	3.56
Coal Harbour	1	\$1,817,700	6.11	4.88
Downtown (West)	2	\$951,200	3.79	4.34
Fairview	11	\$1,008,100	1.26	5.22
False Creek	2	\$898,700	-2.7	2.52
Kerrisdale	0	\$1,547,500	2.71	2.93
Kitsilano	9	\$1,070,100	-1.36	3.06
Marpole	2	\$1,097,600	4.49	7.66
Mount Pleasant (W)	2	\$1,204,300	3.16	4.49
Oakridge	1	\$1,613,000	2.49	2.82
Point Grey	0	\$1,147,100	3.61	3.17
Quilchena	0	\$1,511,700	2.18	3.25
Shaughnessy	0	\$2,365,500	6.54	6.21
South Cambie	0	\$1,821,700	2.61	3.49
University	2	\$1,741,500	1.63	2.89
West End	1	\$1,160,100	4.67	6.6
Yaletown	8	\$1,643,600	4.67	6.6
Combined Total	42	\$1,232,000	1.68	4.17

FAITH'S KEY INSIGHTS:

- We remarked here a few months ago that, based on the accelerating townhouse prices, it would soon be possible for townhouse owners to upsize to a detached house. That time is now here for Westside townhouse owners, who saw benchmark prices reach \$1.23 million in July, up 4.1% from three months earlier and 1.6% higher than in June. This price is now higher than a detached house price in five popular Metro Vancouver suburban communities and is within \$100,000 of the benchmark detached house price across the entire Lower Mainland. The higher Westside townhouse values provide many options for sellers and Faith Wilson Group would be delighted to help owners explore them.
- For the first time this year, Westside townhouse sales, at 42, were even in July with the same month a year earlier (they had been running from 14% to 29% below the comparable month during the first six months of 2017) when sales were close to record levels. Fortunately, new listings for townhouse are keeping pace: 91 townhouses came to the market in July, the second highest level this year. With a sales-to-new-listing ratio of 46%, the Westside townhouse market is fairly balanced, while leaning in favour of buyers.
- This balance is reflected in July's Westside buyer action, which was strong across a broad price range. While the most popular price category for buyers in July was from \$800,000 to \$1.2 million, which saw 20 sales, 10 buyers also purchased a townhouse for more than \$1.5 million and 50% of the townhouses listed at more than \$3 million also sold. The most popular neighbourhoods for townhouse buyers in July were Fairview, with 11 sales at a benchmark price of just over \$1 million; and Kitsilano, where 9 townhouses sold, also slightly above a \$1 million benchmark.

AUGUST - TOWNHOUSES

THE REAL WESTSIDE RESULTS: AUG 2017



Month	2016	2017	CHANGE
March	77	54	-29.9%
April	77	66	-14.3%
May	71	62	-12.7%
June	64	57	-10.9%
July	42	45	7.1%
August	37	32	-13.5%
Totals	368	316	-14.1%

Price Segment (\$)	New Listings Added	Unit Sales	Sales-to-New Listings Ratio
0 - 400,000	0	0	0%
400,001 - 500,000	0	0	0%
500,001 - 600,000	1	0	0%
600,001 - 700,000	4	1	25%
700,001 - 800,000	1	2	200%
800,001 - 900,000	3	2	67%
900,001 - 1,000,000	6	2	33%
1,000,001 - 1,100,000	3	4	133%
1,100,001 - 1,200,000	3	1	33%
1,200,001 - 1,300,000	2	6	300%
1,300,001 - 1,400,000	8	4	50%
1,400,001 - 1,500,000	6	2	33%
1,500,001 - 1,750,000	6	2	33%
1,750,001 - 2,000,000	12	3	25%
2,000,001 - 3,000,000	5	2	40%
3,000,000+	3	1	33%
Totals	63	32	51%

THE REAL NEIGHBOURHOOD RESULTS: AUG 2017

MLS® Neighbourhood	Unit Sales	HPI Benchmark Price	BENCHMARK PRICE CHANGE (%)	
			1 Month	3 Months
Cambie	0	\$1,252,200	3.11	6.08
Coal Harbour	1	\$1,826,200	0.47	1.88
Downtown (West)	4	\$970,400	2.02	5.25
Fairview	7	\$1,014,300	0.62	3.88
False Creek	4	\$949,300	5.63	4.60
Kerrisdale	0	\$1,585,700	2.47	5.36
Kitsilano	8	\$1,093,400	2.17	2.39
Marpole	0	\$1,116,400	1.71	7.51
Mount Pleasant (W)	0	\$1,199,600	-0.39	3.67
Oakridge	1	\$1,654,400	2.57	5.20
Point Grey	0	\$1,183,100	3.14	7.03
Quilchena	2	\$1,554,400	2.82	5.65
Shaughnessy	0	\$2,332,800	-1.38	4.03
South Cambie	1	\$1,877,100	3.04	6.21
University	2	\$1,681,400	3.63	5.56
West End	0	\$1,794,500	3.04	5.02
Yaletown	3	\$1,145,700	-1.24	4.69
Combined Total	32	\$1,254,200	1.80	4.33

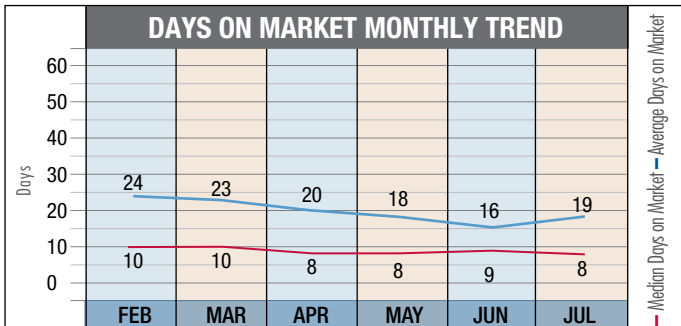
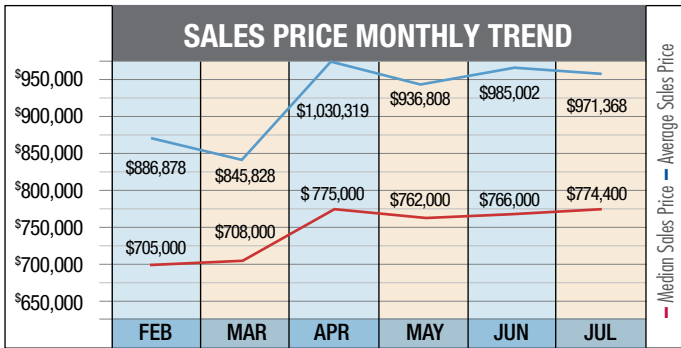
FAITH'S KEY INSIGHTS:

The benchmark price of a Westside townhouse is now comfortably north of \$1 million after flirting with that psychological level for months. In August, the overall Westside townhouse benchmark was \$1.24 million and 7 neighbourhoods had prices above \$1.5 million. Still, buyers were not deterred and we suspect that the only thing keeping a cap on sales was the lack of inventory. In August only 37 new listings for townhouse were added to the Westside market. And there is little relief in site. A major study by a developer association revealed that, as of the end of June, there was not a single new townhouse being built in Vancouver that was not already pre-sold. This makes it very tough for buyers, since some Westside neighbourhoods have no listings at all. On the bright side for buyers is that benchmark price increases have slowed, though this may be temporary based on the number of multiple offers being seen.

So what is a buyer to do? The first step is to work closely and early with your real estate agent, one who knows every townhouse project on the Westside and every listing. Start by knowing exactly what you want – the neighbourhood, the price, the size and the style – and work with your agent to narrow your search to specific targets. With the typical new listing for a townhouse selling within 12 days, often faster, you need to act quickly when the right listing appears. Also be flexible on your subjects and even on your price. And, sorry, but be prepared to walk away if the deal does not seem right for you. I know this is often difficult but in the long run, it pays off. At today's prices, a Westside townhouse purchase is a lifetime decision and it deserves that level of attention.

JULY - APARTMENTS/CONDOS

THE REAL WESTSIDE RESULTS: JULY 2017



	2016	2017	CHANGE
February	608	377	-38.0%
March	617	441	-28.5%
April	551	463	-16.0%
May	606	498	-17.8%
June	513	403	-21.4%
July	434	411	-5.3%
Totals	3,329	2,593	-22.1%

Price Segment (\$)	New Listings Added	Unit Sales	Sales-to-New-Listings Ratio
0 – 350,000	7	4	57%
350,001 – 400,000	6	3	50%
400,000 – 450,000	10	8	80%
450,001 – 500,000	28	13	46%
500,001 – 550,000	31	29	94%
550,001 – 600,000	59	29	49%
600,001 – 650,000	46	40	87%
650,001 – 700,000	57	43	75%
700,001 – 750,000	32	32	100%
750,001 – 800,000	38	20	53%
800,001 – 900,000	66	56	85%
900,001 – 1,000,000	56	28	50%
1,000,001 – 1,250,000	56	41	73%
1,250,001 – 1,500,000	53	26	49%
1,500,000 – 2,000,000	40	16	40%
2,000,001 +	62	23	37%
Totals	647	411	64%

THE REAL NEIGHBOURHOOD RESULTS: JULY 2017

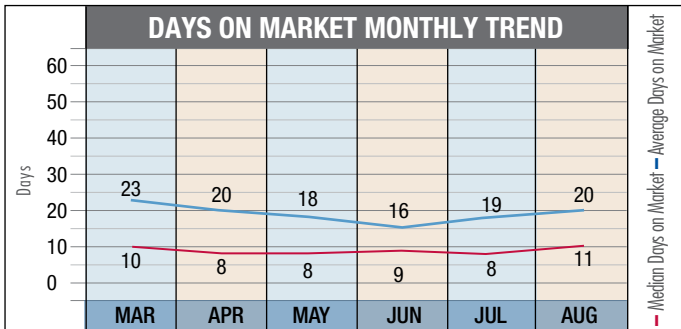
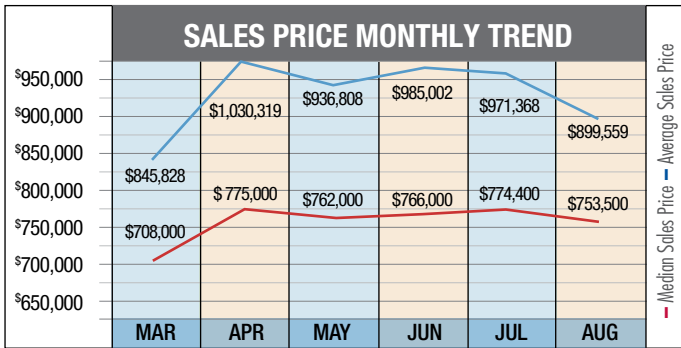
MLS® Neighbourhood	Unit Sales	HPI Benchmark Price	BENCHMARK PRICE CHANGE (%)	
			1 Month	3 Months
Cambie	10	\$653,900	1.00	5.54
Coal Harbour	20	\$988,300	3.32	6.78
Downtown (West)	99	\$693,900	0.11	7.51
Dunbar	1	\$687,000	6.97	12.24
Fairview	37	\$771,700	0.82	8.7
False Creek	22	\$844,700	0.74	5.97
Kerrisdale	5	\$878,900	4.63	12.32
Kitsilano	41	\$618,000	1.91	9.18
Marpole	12	\$555,300	1.78	7.6
Mount Pleasant (West)	3	\$565,600	4.83	9.96
Oakridge	7	\$1,053,500	-0.9	7.09
Point Grey	4	\$595,300	5.03	13.27
Quilchena	4	\$1,088,100	4.06	10.04
S.W. Marine	2	\$472,500	5.81	12.83
Shaughnessy	1	\$644,200	-1.96	14.21
South Cambie	3	\$893,000	1.26	7.33
Southlands	0	\$793,100	5.78	10.53
University	33	\$884,700	3.01	8.89
West End	39	\$638,700	-0.08	5.52
Yaletown	68	\$863,700	3.14	10.47
Combined Total	411	\$783,700	1.4	7.98

FAITH'S KEY INSIGHTS:

- With 411 sales of condominium apartments in July - more than twice as high as in any other Metro Vancouver community – condos are the dominant sector in the Westside housing market. Nearly 10 condos on the Westside sold in July for every Westside detached house or townhouse that sold. This is rather amazing when one considers the benchmark price of a Westside townhouse in July reached a high of \$783,700, up nearly 8% from three months earlier.
- Many senior buyers today prefer condominium apartments because of their low maintenance and the option of a “lock and leave” lifestyle. This, combined with interest from investors, young families and first-time buyers has created near unparalleled demand across the Westside. The typical new listing for a condo apartment was on the market for a median of just 8 days before it sold in July and the sales-to-new-listing ratio was a very healthy 64%, evidence of a robust seller’s market.
- While the overall benchmark Westside condo price may appear daunting, 57 buyers purchased a condo apartment for \$500,000 or less in July and 7 of these paid \$400,000 or less. Still, nearly 40 buyers paid more than \$1.5 million and two-dozen paid \$2 million or more for a Westside condo. With 647 new listings in July alone, the selection of location, property and price has seldom been better in the Westside condo market. July sales were reported in every neighbourhood and every price range. This is an inviting market for both sellers and buyers.

AUGUST - APARTMENTS/CONDOS

THE REAL WESTSIDE RESULTS: AUG 2017



Month	2016	2017	CHANGE
March	617	441	-28.5%
April	551	463	-16.0%
May	606	505	-16.7%
June	513	441	-14%
July	434	426	-1.8%
August	326	318	-2.5
Totals	3,047	2,593	-14.9%

Price Segment (\$)	New Listings Added	Unit Sales	Sales-to-New-Listings Ratio
0 – 350,000	6	1	17%
350,001 – 400,000	9	4	44%
400,000 – 450,000	5	8	160%
450,001 – 500,000	17	18	106%
500,001 – 550,000	30	23	77%
550,001 – 600,000	38	18	47%
600,001 – 650,000	30	30	100%
650,001 – 700,000	29	30	103%
700,001 – 750,000	14	24	171%
750,001 – 800,000	22	23	105%
800,001 – 900,000	43	43	100%
900,001 – 1,000,000	47	23	49%
1,000,001 – 1,250,000	46	29	63%
1,250,001 – 1,500,000	38	13	34%
1,500,000 – 2,000,000	46	19	41%
2,000,001 +	45	12	27%
Totals	465	318	68%

THE REAL NEIGHBOURHOOD RESULTS: AUG 2017

MLS® Neighbourhood	Unit Sales	HPI Benchmark Price	BENCHMARK PRICE CHANGE (%)	
			1 Month	3 Months
Cambie	2	\$668,300	2.20	6.79
Coal Harbour	23	\$1,010,800	2.27	7.44
Downtown (West)	84	\$695,600	0.25	4.74
Dunbar	0	\$675,600	-1.66	6.65
Fairview	28	\$773,400	0.22	5.52
False Creek	16	\$850,600	0.69	6.56
Kerrisdale	6	\$881,900	0.34	7.76
Kitsilano	34	\$608,500	-1.54	2.58
Marpole	4	\$556,800	0.27	6.09
Mount Pleasant (W)	2	\$562,300	-0.58	5.27
Oakridge	3	\$1,087,200	3.20	6.11
Point Grey	1	\$589,300	-1.01	7.43
Quilchena	3	\$1,111,400	2.14	9.01
S.W. Marine	1	\$482,800	2.19	9.45
Shaughnessy	0	\$659,100	2.32	7.59
South Cambie	1	\$906,300	1.48	5.82
Southlands	0	\$978,800	4.08	7.84
University	27	\$801,400	1.05	5.96
West End	38	\$905,600	2.37	6.52
Yaletown	45	\$650,800	1.90	7.25
Combined Total	318	\$787,400	0.47	5.58

FAITH'S KEY INSIGHTS:

- The Westside condominium apartment market powered through the typical summer doldrums at nearly full speed. In August an amazing 318 condos sold on the West Side – yes, that is 10 every day, seven days a week. There has been a dramatic shift in buyer preferences, with condos outselling detached houses by a ratio of nearly 8 to 1 in August and outselling townhouses by 10 to 1.
- It is amazing, actually, how condominium living has captured the interest of buyers. Condos are no longer a second or third choice in housing, for many they are the preferred home. This is despite the smaller space, the strata fees and the lack of a yard that were formerly seen as detriments. Today, the low maintenance, chic amenities and community feel that modern condos represent prove very attractive to a broad swath of buyers.
- Of course, price also plays a part. Everyone, it seems, wants to own on the Westside and, at benchmark price in August of \$787,400, condominium apartments are the lowest cost option. And some buyers continue to find what could be considered bargain prices, even in this white-hot environment. In August, more than 30 buyers purchased a Westside condo apartment for less than \$500,00 and 13 of these paid less than \$450,000. Downtown West remained the top condominium neighbourhood in August, accounting for 84 sales at a benchmark price of \$695,600, unchanged from a month earlier. Overall, the benchmark price of a Westside condo has increased 5.5% since June 1.

4661 Marguerite St • Shaughnessy



Modernized Home & Professionally Designed Gardens

Beautiful and tranquil, private oasis in this warm & inviting Shaughnessy Tudor Mansion. Magnificent backyard with landscaped terraces by master John Minty, intimate fireplace & serene pool. Extensively renovated home offers great functionality, elegant principal rooms & gourmet kitchen.

- 80 x 160.69 ft. Lot
- 4,679 s.f. Home
- 6 Bedrooms
- 3 Full & 3 Half Baths
- Rich H/W Floors
- Wine Cellar
- 4 Gas Fireplaces
- 2 Car Garage
- Beautiful Remodelling

\$8,880,000

4661
Marguerite
Street

4026 West 40th Avenue • Dunbar



Family Home – Recently Renovated

Outstanding, substantially renovated from the studs, with distinct attention to detail, this perfect family home has everything on your wish list! Fabulous Dunbar location close to trails & a short walk to shops, restaurants & cafes along Dunbar St & W 41st.

- 52 x 112 ft Lot
- 3,720 s.f Home
- 6 Bedrooms & Den
- 3.5 Bathrooms
- Spa-evoking bathrms
- Chef's Kitchen
- 3 Gas Fireplaces
- Multi-level Sundeck
- 2 Car Garage

\$3,968,000

2883 West 43rd Avenue • Kerrisdale



Post 1940s - Hold or Build

Centrally located 2 level home on a large & flat 33 x 134.80 ft lot in the perfect, quiet block of Kerrisdale. Premier amenities including community centres, parks, shops & transit along W 41st & W Boulevard. Great schools: Point Grey Sec., St. George's, Crofton & UBC.

- RS-5 Zoning
- 33 x 134.8 ft. Lot
- 1,664 s.f. Home
- 2 Bdrms/2 Baths
- North-facing Yard
- 2 Car Garage
- Private Lane Access
- Close to UBC
- Superb Neighbourhd

\$2,775,000

1838 Alma Street • Kitsilano



Brand New Westcoast Beach Home

Ideal location for professionals & families, the perfect 2017 custom built home that exudes quality inside & out. Incredible proximity to UBC, Jericho Beach & W 4th amenities. Impeccable, high-end home with oak H/W flrs, solid fir doors & energy efficient design.

- 1,108 s.f. Home
- 3 Bedrooms & Den
- 2 Bathrooms
- Gas Fireplace
- Caesarstone Counters
- Vaulted Ceilings
- East-facing Patio
- Insuite Laundry
- Maint fee: \$185.00

\$1,595,000

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604.224.5277

For complete property details on the go, including all photos, a video tour and more, scan this QR Code!

